

# CITY SOARING HIGHER TOGETHER SOURCE



## PAVING THE WAY TO COMMUNITY REDEVELOPMENT

When Fairborn adopted the slogan “A City in Motion” in 2016 while undergoing their rebrand, it was because of the momentum the city had created in building an improved environment to live, play and work. One piece of that momentum is the removal of blight and bringing in new development. The Community Development Department, led by Director Mike Gebhart, handles all steps involved with demolition of both residential and commercial properties, especially when deemed a nuisance due to structural and/or sanitary issues.

“When commercial buildings are torn down, the end goal is not only to remove the blight, but also to have a shovel ready site available for redevelopment,” stated Gebhart, “Developers do not want to have to come in, buy a location, test it for asbestos, abate the asbestos, tear down the building and then build what they want. There is too much competition in other cities; we need to be competitive and show these companies that Fairborn is the right location for their business.

Economic Development Director Rob Anderson agrees. As

Executive Director of the Fairborn Development Corporation (FDC), Anderson along with Economic Development Specialist Janel Ranly, meet with the 10-member board monthly to discuss development throughout the city. Most recently, the FDC purchased Roush’s restaurant in downtown Fairborn as a Main Street redevelopment project.

“Redevelopment is more than just demolitions,” said Anderson, “It is our investment in infrastructure and street improvements; it is revitalizing and redeveloping for our future.”

The FDC works with the City by purchasing commercial properties that are underutilized, non-performing, vacant, uninhabitable, or otherwise abandoned and helps to remove that blight for a potential future development. Already this year, the Falcon Motel and Sunset Inn are in the process of being removed to create shovel-ready sites for the Broad Street corridor that will support commercial redevelopment. Add to that the approval of the 2016 Land Use Plan and the current update to the zoning code, and Fairborn has positioned itself for active redevelopment.



In addition to commercial redevelopment is the residential component, which may be grant-assisted. As part of the Comprehensive Housing Improvement Program (CHIP) Grant through the State of Ohio, the city devises a plan to redevelop three residential lots with new housing by partnering with Habitat for Humanity. Residential lots that had blighted structures are purchased by the city, demoed, and then donated to Habitat for Humanity to build a new home. The city also donates \$5,000 of the grant funding to help build a new home valued at roughly \$100,000. What was once an eyesore in the community is removed and replaced with more modern and newer housing stock. An improvement that continues to move Fairborn forward.

Burger King Demolition



## Community Development and Demolitions

Since 2010, the City has demolished a total of 79 properties including the former Elder-Beerman building, Donatos, and most recently Burger King. Listed are the demolitions by year since 2010:

Year	Commercial	Residential	Total
2010	0	8	8
2011	0	3	3
2012	0	7	7
2013	0	8	8
2014	3	21	24
2015	2	4	6
2016	3	20	23
Total	8	71	79



REPORT A CONCERN

## CITIZENS CAN REPORT CONCERNS THROUGH WEBSITE

The City has made it even easier for citizens to submit concerns online for various issues. On average, the Code Enforcement Division receives three submittals each week, but with a newly created link on the main page of the City website, if there is a concern that needs to be addressed, the City wants it to be easy for the resident to submit it.

“When issues are submitted, and all the fields of the form are filled in, then we have the info needed to research and respond in a timely manner,” states Code Enforcement Officer Eric Bull.

Some of the most commonly reported issues include:

**Parking Vehicles in the Yard** - Residential on-street parking is regulated by Section 341.06 of the Traffic Code, which states that no motor vehicles may be parked or stored within any yard/grass area.

**Motor Vehicles** - No unlicensed or junk vehicle may be stored on any residentially zoned property unless it is stored or kept within a completely enclosed structure. A junk vehicle is defined as any

vehicle which is missing one or more wheels, one or more tires are missing, two or more tires are flat, two or more windows are missing or broken, the windshield is broken or missing, or parts necessary for the legal operation of the vehicle are missing. Any vehicle which does not display valid registration is considered an unlicensed vehicle.

**Grass and Weeds** - Section 547.11 defines over 20 types of weeds that are prohibited and must be maintained/removed by property owners. Grass reaching a height of 8” or taller is also deemed a weed and must be cut down during weed season which begins April 1 and continues through November 15.

**Trash Containers** - Trash containers may be stored anywhere on the property other than in the front yard. Containers may be placed at the curb or alley for pick-up no earlier than one day prior to scheduled pick-up. Containers must then be removed from the pick-up area no later than one day after the scheduled pick-up.

The City’s property maintenance and code enforcement officers review and enforce appropriate property maintenance and zoning code regulations adopted by the City of Fairborn. For questions or further information please call 937.754.3010.

## ENGINEERING DIVISION MOVES AHEAD WITH STREET PROGRAM LIST FOR 2018

Residents living on roadways that will receive improvements for 2018 have already been notified as the Engineering Division is aggressively moving forward with improving roadways for the community. For further details on treatment types please visit the Engineering pages at [ci.fairborn.oh.us](http://ci.fairborn.oh.us).

Roadways receiving treatment for 2018 include: Graceland Dr (South Terminus to Garland Ave), Harvard Ave (Parkwood Dr to Doris Dr), Huston Dr (Westport Dr to Doris Dr), Market Ct (Commerce Center Blvd to West Terminus), Rainbow Ct (Gateway Dr to West Terminus), Ramona Dr (Marchmont Dr to Florence Dr), Reese Dr (Peppertree Blvd to National Rd), Talbot Ct (Vanderlyn Ct to South Terminus), Thornton Dr (Regina Dr to Ramona Dr), Vanderlyn Ct (East Terminus to Trebein Rd), Westport Dr (S Maple Ave to Dellwood Dr), Exchange Ct (Dayton-Yellow Springs Rd to South Terminus), Bluegrass Dr (Black Ln to Sharon Dr), Chapel Dr (DS@600N White Ash Ct to Dayton-Yellow Springs Rd), Coronado Dr (Lansdale Dr to Piedmont Dr), Horizon Dr (Sharon Dr to Hillcrest Dr), Merribrook Ct (Hillcrest Dr to West Terminus), Redbud Dr (Hillcrest Dr to Black Ln), Ridgewood Dr (Burchwood Dr to Bowman Dr), Rockhill Pl (Bowman Dr to Fairway Dr), Sharon Dr (Horizon Dr to Redbud Dr), Conservation Cir (Sanctuary Dr south to north), Cottage Court Dr (Ortego Dr to North Terminus), Maple Ave (240’ S of Main St to Xenia Dr), Sanctuary Dr (Conservation Ct N to Garland Ave), and Tennessee St (Oak St to Vine St).



## Classes, Presentations and Programs

# Get Nature Inspired

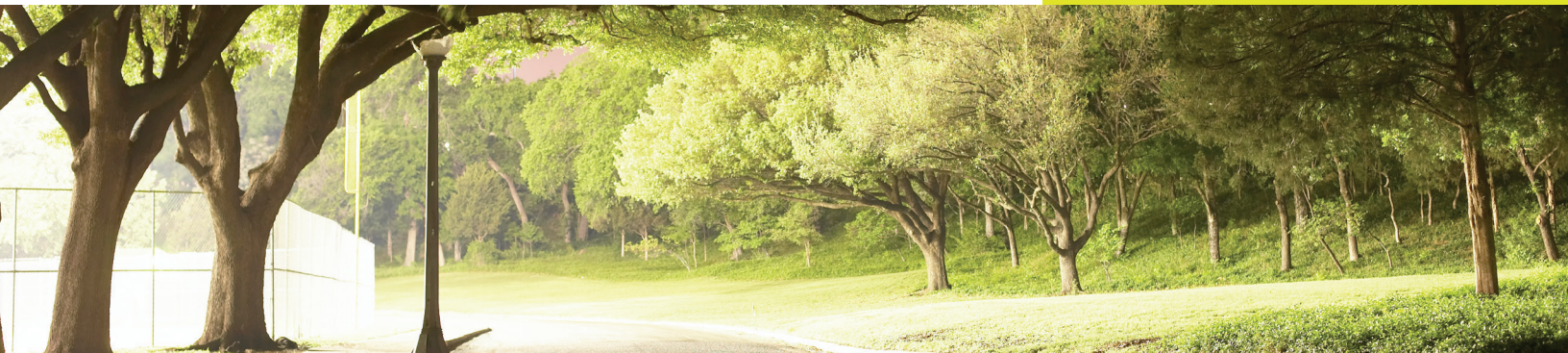
Take advantage of the beauty found in Fairborn's Community Park. This class will begin with a warm-up project, followed by a led exploration through the woods, then concluded with a self-led art project (assistance will be on hand). Various supplies will be provided: paints, pastels, simple canvas, and drawing paper. This \$5/person event will take place on Saturday, May 20, from 1 - 2:30 p.m. at Shelter #3. Registration deadline in Friday, May 20. This

class is for all ages; children 12 and under MUST be accompanied by an adult.

On Tuesday, May 23, from 6 - 7:30 pm, join the Fairborn Parks & Recreation Division for a night of excitement with a visit from Wildlife Ambassadors presented by a Five-Rivers MetroParks naturalist, and get a close-up view of popular Ohio raptors. Cost is just \$5/person. Program takes place at the Fairborn Senior Center, 325 N. 3rd Street.

## STEP INTO SPRING IN FAIRBORN PARKS

Citizens and visitors are invited to take a guided hike through a Fairborn Park to explore and learn about life in nature. These free hikes are held on Wednesdays (see schedule below), beginning at 10 am, and ending before noon. For more information, please call the Fairborn Parks and Recreation at 754.3090 or visit [fairbornparks.org](http://fairbornparks.org).



## Arbor Week 2017 Volunteers Needed

In the spirit of Arbor Day observation, the City is seeking volunteers to help out at various parks and at the Mercer Smith House. Activities are as follows:

Saturday, April 1, 9 am - noon  
- Honeysuckle removal at Community Park

Monday, April 10, 4 - 6 pm -  
Garden and path preparation at Mercer Smith House

Tuesday, April 11, 4 - 6 pm - Trail  
maintenance and mulching at Community Park

Wednesday, April 12, 4 - 6 pm -  
Trail maintenance and mulching at Community Park

On April 1, 11, and 12, please meet at Community Park, 691 E. Dayton-Yellow Spring Road, at Shelter #3. On April 10, please meet at Mercer Smith House, 47 N. First Street. For more information, please call 754.3090.

## Hawk's "Woodland Walk" Grand Opening

Walk through a new permanent storybook trail, experience a live hawk presentation by a Five-Rivers MetroParks naturalist, do crafts, and more! This trail is geared towards earlier elementary grade levels. This event is free and refreshments will be provided.

**Where:** Valle View Reserve  
1097 Empire Court

**When:** Saturday, April 29  
10:00 am - noon

### GUIDED HIKE SCHEDULE

March 29 - Cold Springs Reserve,  
760 Black Lane - *Woodland Life*

April 12 - Wedgewood Park,  
1424 Wedgewood - *Spring Flora & Aquatic Life*

April 26 - Upper Community Park,  
691 E. Dayton-Yellow Springs Road - *Spring Bird Life*

May 10 - Valle View Reserve,  
1097 Empire Court - *Nature Literature Trail Tour*

May 24 - Wright Park,  
470 W. Funderburg Road - *Prairie Life & Plant Identification*

May 31 - Oakes Quarry Park,  
1267 E. Xenia Drive - *Ecosystem Scavenge*

# FAIRBORN INCOME TAX DIVISION EXTENDS HOURS

The observance of Emancipation Day, April 16, in Washington D.C. has extended the income tax filing deadline to April 18. In order to assist citizens with filing, the City of Fairborn Income Tax Division will extend its hours until 6:00 pm on the following days: Friday, April 14; Monday, April 17; and Tuesday, April 18.

## ANNUAL WATER QUALITY REPORT NOW AVAILABLE

Each year the City of Fairborn posts the results of the water quality on its website as the Ohio Environmental Protection Agency requires this information to be provided to all consumers. This report contains sampling results from 2016, division and city contacts, and opportunities to participate in the decision making process. Please visit [ci.fairborn.oh.us](http://ci.fairborn.oh.us) and look under the "Stay in the Know" section on the main page for the link to the report.



**FAIRBORN**  
A CITY IN MOTION

44 W. Hebble Ave., Fairborn Ohio 45324  
937.754.3030 | [www.ci.fairborn.oh.us](http://www.ci.fairborn.oh.us)

## WHO DOESN'T LIKE FREE MONEY?

Grants/Loans Available Through Neighborhood Betterment Division

Does your home need some attention? Has wear and tear taken its toll? If so, then the City of Fairborn may have a program for you. The Neighborhood Betterment Division currently has grants/loans available to income qualified residents. These funds can assist low- to moderate-income homeowners with property maintenance issues, lead based paint hazards, and home repairs and improvements up to and including roofs, gutters, windows, furnaces, electrical upgrades, walk stairs, plumbing, doors, water/sewer line repair, hot water tanks, and structural deficiencies.

### Funds Improve Our Community

Having these funds available for Fairborn homeowners not only helps to improve their living conditions, but also improves the overall housing stock and community environment. Applicants must complete applications and agree to mortgage for the amount of assistance given. For further information on the program, please call Missy Frost at 754.3060.



## INCREASING CURBSIDE RECYCLING HELPS THE COMMUNITY

Fairborn and Greene County Environmental Services along with Waste Management have teamed up to spread the word and encourage citizens to utilize their curbside recycling.

Recycling helps to take materials and reproduce them to be utilized again. According to Waste Management's YouTube channel, one aluminum can saves enough energy to run a television for two hours, power a computer for three hours, or light a 100-watt bulb for 20 hours.

When recycling, remember to empty bottles, jars, and cans so that all liquid is removed. When

recycled properly those materials can be used for new products. Today's plastic bottle may be tomorrow's carpet or upholstery.

Some items that cannot be recycled include plastic bags, foam cups, and needles. To learn more, visit [recycleoftenrecycleright.com](http://recycleoftenrecycleright.com). Recycle responsibly, Fairborn.



Insert # OTO-3959-A-0